# TITLE 8
# GENERAL DEVELOPMENT REGULATIONS

**SECTIONS:**

**08.01 [Reserved]**
**08.02 [Reserved]**
**08.03 [Reserved]**
**08.04 [Reserved]**
**08.05 [Reserved]**
**08.06 Residential Design**
**08.07 Commercial Design Standards**
**08.08 [Reserved]**

## 08.01 – 08.05 [Reserved]

*Reviser's note to Marana Land Development Code users: As of January 15, 2016, all except sections 08.06 (Residential Design) and 08.07 (Commercial Design Standards) of Title 8 of the Marana Land Development Code has been recodified into Chapter 17-6 of the Marana Town Code. The following tables provide derivation and deletion information concerning sections previously found in LDC Title 8:*

| *OLD LDC NUMBER AND TITLE* | *LOCATION IN TOWN CODE TITLE 17* |
|---|---|
| *TITLE 8 GENERAL DEVELOPMENT REGULATIONS (except residential and commercial design standards)* | *CHAPTER 17-6 GENERAL DEVELOPMENT REGULATIONS* |
| *08.01. Building Permits Required, Procedure Therefore [sic]* | *Deleted* |
| *08.03 Adoption of the Uniform Building, Plumbing, and Electrical Codes, with Exceptions* | *Deleted* |
| *08.03.01 Height of buildings and structures* | *17-6-4 Height of buildings and structures* |
| *08.03.02 Clear view of intersecting streets* | *17-6-5 Clear view of intersecting streets* |
| *08.03.03 Drainage of lots* | *17-6-2.C [Drainage]* |
| *08.03.04 Location of gasoline pumps* | *17-6-7 Location of gasoline pumps* |
| *08.03.06 Motor vehicle access* | *17-6-8 Motor vehicle access* |
| *08.03.07 Mobile homes* | *Deleted* |
| *08.03.08 Location of structures to house animals* | *17-6-12.A [Location of structures to house animals]* |
| *08.03.09 Waste disposal* | *Deleted* |
| *08.03.10 Lot numbers and building addresses* | *Deleted* |
| *08.03.11 Designation of Non-public Facilities* | *Deleted* |
| *08.03.12 Irrigation Lines and Ditches* | *17-6-9 Irrigation lines and ditches* |
| *08.03.13 Specifications for the installation of fiber optics* | *17-6-11 Specifications for the installation of fiber optics* |
| *08.04 Animal Keeping and Related Structures* | *17-6-12 Animal keeping and related structures* |
| *08.04.01 General Maintenance* | *17-6-12.B [General maintenance]* |
| *08.04.02 Development Standards* | *17-6-12.C [Development standards]* |
| *08.04.03 Enforcement* | *Deleted* |
| *08.04.04 Severability* | *Deleted* |
| *08.04.05 Administrative relief* | *Deleted* |
| *08.05 Building Height Increase* | *17-6-13 Building height increase* |

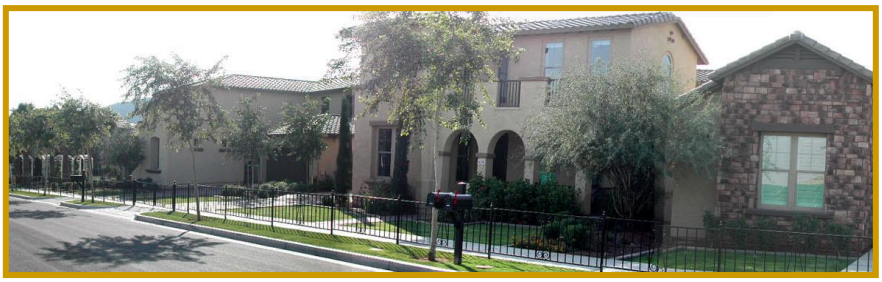
| ***OLD LDC NUMBER AND TITLE*** | ***LOCATION IN TOWN CODE TITLE 17*** |
|---|---|
| *08.08 Medical Marijuana Dispensary* | *17-6-14 Medical marijuana dispensary* |

| ***SECTION NUMBER AND TITLE*** | ***REASONS FOR DELETION*** |
|---|---|
| *08.01. Building Permits Required, Procedure Therefore [sic]* | *Building permit requirements and procedures are now set forth in Town Code Title 7 (Building)* |
| *08.03 Adoption of the Uniform Building, Plumbing, and Electrical Codes, with Exceptions* | *This was a section title with no text.* |
| *08.03.07 Mobile homes* | *This provision, setting standards for mobile homes and mobile home skirting, is addressed by Town Code Title 7 (Building) and state law* |
| *08.03.09 Waste disposal* | *This provision, requiring connection to sewer or approved septic, was an unnecessary restatement of state law* |
| *08.03.10 Lot numbers and building addresses* | *This provision required addresses to be assigned to all buildings, and is now covered by administrative procedure and (to the extent necessary) by Town Code Title 7 (Building)* |
| *08.03.11 Designation of Non-public Facilities* | *This provision required a notation on a building permit regarding access to a non-public street or for property not served by a public sewer, and is now covered (to the extent necessary) by Town Code Title 7 (Building)* |
| *08.04.03 Enforcement* | *This provision was an unnecessary duplication of the general enforcement provisions applicable to the entire LDC* |
| *08.04.04 Severability* | *This provision was an unnecessary duplication of the standard severability provision inserted in each individual adopting ordinance, where appropriate* |
| *08.04.05 Administrative relief* | *This provision established an administrative relief procedure through the office of the planning director. By state law, administrative relief is available from the board of adjustment. Having both procedures was unnecessary and confusing.* |

## 08.06 Residential Design

### 8.06.01 Purpose

A. The purpose of the neighborhood and residential design standards is to foster the establishment of neighborhoods that avoid the appearance of "production," leading to greater diversity and quality of residential development within the Town of Marana. It is necessary that new developments in which any lot is 16,000 square feet or smaller accomplish the following:



1. Foster variety of architectural style, house and lot size, and price within and among residential neighborhoods.

2. Create pedestrian friendly neighborhood streets through reduced pavement and increased landscaping.

3. Provide visual relief and shade through landscaping along streets, common entryways, common areas, and on individual lots.

4. Integrate roads, paths, and trails within neighborhoods and through adjoining neighborhoods.

5. Incorporate parks and open space into the fabric of the neighborhood.

**WHAT NOT TO DO:**
**Same thing over and over…**

### 8.06.02 Applicability

A. Neighborhood design standards shall apply to any subdivision containing one or more lots 16,000 square feet or smaller, unless the subdivision is part of a specific plan governed by neighborhood design regulations tailored to that plan. However, these standards shall not apply to applications for preliminary plats submitted on or before the effective date of this ordinance provided that a final plat is approved not later than one year after the adoption date.

B. Residential design standards shall apply to all detached dwellings in subdivisions containing one or more lots 16,000 square feet or smaller for which an application for a building permit is submitted after January 1, 2006, unless the residential lot is within a specific plan governed by residential design regulations tailored to that plan. Where model home plans have been approved for a specific subdivision prior to January 1, 2006, construction may continue thereafter according to the approved models.

C. Where an application for a subdivision contains multiple blocks, the standards of this ordinance shall apply to each block as if it were a single subdivision.

D. The standards of this ordinance supplement the standards of Title 5, Zoning and Title 6, Subdivisions. Where there is a conflict between this ordinance and either of these Titles, the standards of this ordinance shall apply.

### 8.06.03 Definitions

A. For the purpose of this ordinance the following terms are defined as follows:

1. Adjacent - Near or close to, but not necessarily touching or abutting or having a common dividing line, such as two properties separated by a street, alley, easement, or common area.

2. Adjoining - Two or more land parcels having a common property line.

3. Curbway – The landscaped area between the outside edge of a sidewalk and the inside edge of a curb.

4. Four-sided architecture – Residential design wherein each side of a house displays one or more features, including, but not limited to, balconies, bay windows, recessed windows, porches, and other architectural details.

### 8.06.04 Neighborhood Design Plan Submittal

A. Time of submittal. A property owner shall submit a neighborhood design plan in accordance with these regulations as part of the preliminary plat submittal. Where a preliminary plat consists of one or more parcels or a block plat to be further subdivided into lots, the adopted neighborhood design plan shall apply to all subsequent subdivisions and resubdivisions, unless a new neighborhood design plan has been approved.

B. Submittal process. An applicant shall submit all documents, exhibits, data, and information as required on the application form provided by the Town of Marana. The

applicant shall provide additional information, documents, or other relevant material that the planning director believes is reasonable and necessary to evaluate, analyze, and understand the application.

C. Approval.

1. Neighborhood Design Basic Plan. The Town Council shall approve the neighborhood design plan at the time of preliminary plat approval.
2. Alternative Neighborhood Design Plan. The Town Council shall consider for approval the alternative neighborhood design plan at the time of preliminary plat approval. The adopting resolution shall indicate which of the alternative standards is approved, and any modifications made to those standards.

**8.06.05 Neighborhood Design Plan Basic Standards**

A. Basic Standards. The neighborhood design plan shall be at a minimum comprised of the following basic standards as described below, or as described in Section 8.06.06, to accomplish the purpose of this ordinance.

B. Site Planning Standards.

1. Streetscape Standards.

a. All subdivision streets shall depict street layout, curbs, sidewalks, and landscaping and their relationship to building frontages.

b. Where a submittal includes only parcels or blocks, but not individual lots, the neighborhood design plan shall depict all collector streets within the subdivision and points of access to adjacent streets. All subdivisions shall have at least two points of access.

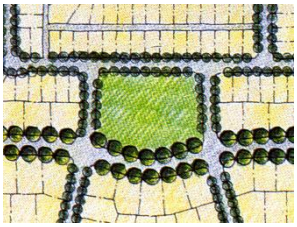
2. Common Area and Recreation Area Standards.

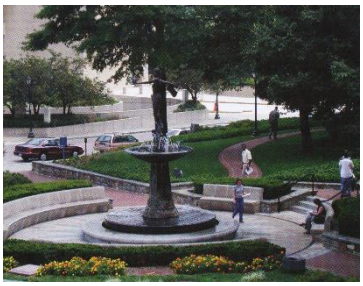
a. Before submission of a preliminary plat, each applicant for subdivision approval shall consult with the planning director and parks director as to the number, size, location, and design of parks required within the subdivision and as to the amount of any regional park impact fee credit for regional public park facilities developed or dedicated by the subdivider as part of the subdivision.

b. Public neighborhood parks and open spaces shall be incorporated within the fabric of the neighborhood, located and designed to maximize proximity to the largest number of homes within the neighborhood and to maximize accessibility and visibility from the front of surrounding and nearby residences. Neighborhoods shall be designed around parks and open spaces. Required parks shall not be located on remnants of land remaining upon completion of the lotting layout of the subdivision.

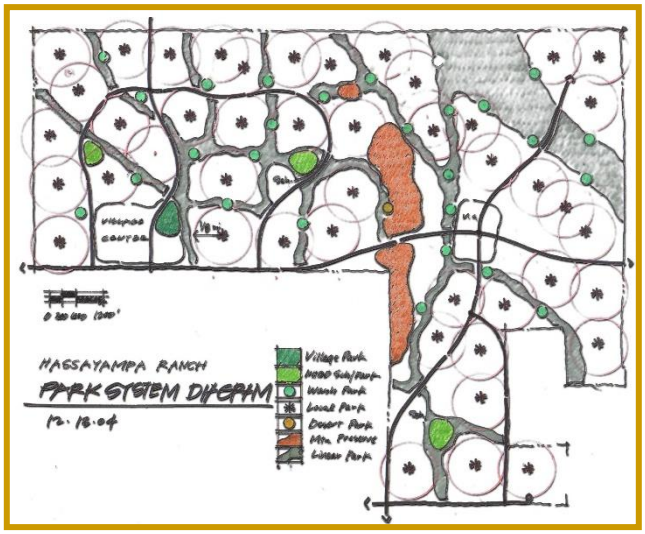
**WHAT NOT TO DO:**
**Take left over space and call it a park!**

**Examples of amenities and design:**

| | | |
|---|---|---|
|  **POCKET** | **NEIGHBORHOOD** | **COMMUNITY** |

| | | |
|---|---|---|
|  | | |

c. All subdivisions shall contribute to the Town's regional park and trail system, either through land donation and/or an impact fee. Public neighborhood parks of five acres or larger shall be incorporated within the fabric of the neighborhood, or shall link two or more neighborhoods. The applicant shall consult with the planning director and parks director as to the number, size, location, and design of parks.




d. Paths or trails within subdivisions shall be designed to link neighborhood components and amenities and shall connect to adjacent subdivisions.

e. Where private neighborhood parks smaller than five acres are required, parks shall be located on average within a half mile of the front of dwellings within the subdivision, and shall be connected to the neighborhood path or trail system.

f. Preserved washes and constructed drainage features shall be integrated into the overall site design.

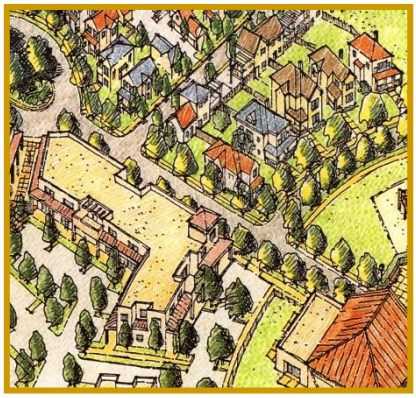
g. Drainage ways and detention/retention areas shall be designed to create a natural appearance, with meandering channels rather than linear and trapezoidal channels.

h. Land shall be graded to balance cut-and-fill areas and to distribute grade changes throughout the subdivision, to avoid where practicable grade differences and cut slopes greater than 4:1 between adjacent lots and between lots and adjacent rights of way.

**WHAT NOT TO DO: Drainage feature squeezed in between homes!**

3. Street trees.

a. A local street plan wherein sidewalks are separated from the curb by a landscaped curbway not less than six feet wide meets the intent of these regulations. Street trees shall be planted every 50 feet along the curbway. The homeowners' association shall maintain all landscaping in the right of way as provided for in a license agreement from the Town.



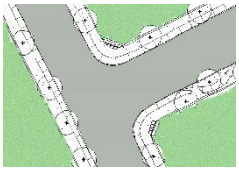
b. Council may consider an alternative street tree plan where the development adjoins existing development and the applicant can show the plan integrates with an acceptable precedent of landscaping set by surrounding development.

c. All trees and plants shall meet Arizona Nursery Association minimum guidelines as to caliper and height and the Town of Marana's approved plant list.

C. Entry and Edge Standards.

1. Entry landscaping. Entry landscaping may be used to visually enhance the character of the neighborhood and complement the community. Secondary treatments may be used at other access locations. Entry landscaping shall be located so that it does not interfere with the sight visibility triangle.

**WHAT NOT TO DO:**
**"Engineered" landscape treatments that de-emphasize aesthetics and highlight roads.**



2. Edge landscaping. Where the edge of a subdivision adjoins public right of way for an arterial street, the applicant shall develop a landscaping plan for the right of way in consultation with the planning director and subdivision engineer.

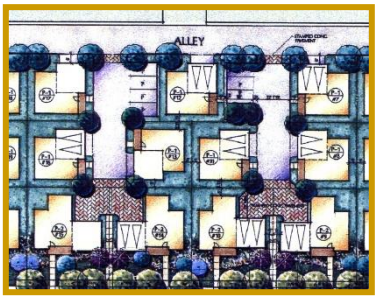
**WHAT NOT TO DO:**
**Nondescript walls with minimal ground plane treatment.**

3. Irrigation. All plants shall be on an underground drip irrigation system. If turf is used, it must be irrigated from a secondary, non-potable source where available.

4. Perimeter walls. Where the neighborhood design plan includes perimeter walls, all walls visible from the public right of way and adjacent existing residential development shall incorporate one or more visually appealing design treatments, such as the use of two or more decorative materials like stucco, tile, stone, wrought iron or brick; a visually interesting design on the wall surface; varied wall alignments, such as jog, curve, notch, setback; and/or trees and shrubbery in voids created by wall variations. View fencing shall not be used where houses can be viewed from public streets. Uncolored grey block is not permitted. Perimeter walls shall be kept free of graffiti.

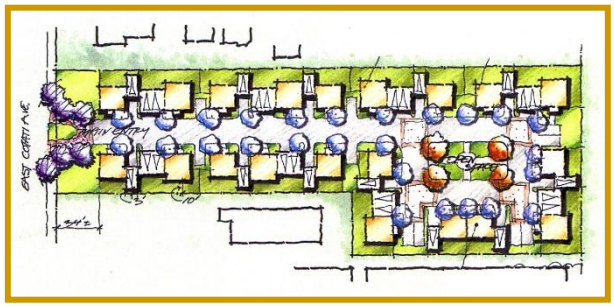
**WHAT NOT TO DO:**
**Big, nondescript walls that look like barriers.**

**WHAT NOT TO DO: Unattractive, "oversized", "linear" parking lots!**



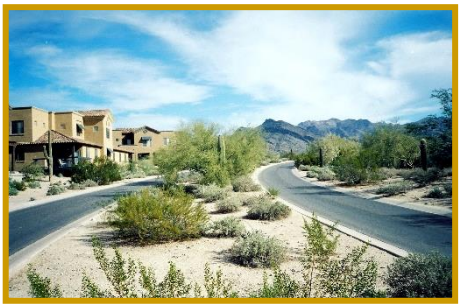
### 8.06.06 Alternative Neighborhood Design Plan

A. Alternative neighborhood design. A property owner may submit an alternative neighborhood design plan that varies from the standards of Section 8.06.05 B. 1, above, to include one or more of the following options, providing that a property owner shall also submit in conjunction a conceptual residential design plan in accordance with Sections 8.06.08 or 8.06.09. The residential concept design plan is for illustrative purposes, but will establish the intent of the alternative plan. The final residential design shall substantially conform to the concept plan.



1. Narrow streets. An alternative street plan that shows narrowed street pavement may be acceptable to meet design objectives; however, such alternative plan shall be accompanied by a letter from the fire district chief stating that such plan meets minimum safety requirements.

2. Divided landscaped local collector streets. The Town of Marana encourages a local collector street plan with travel lanes separated by a landscaped median. The homeowners' association shall maintain all landscaping in the right of way as provided in a license agreement from the Town. The Town encourages the applicant to locate dwellings to face collector streets with garages accessed from an alley or parking court.



3. Alleys or parking courts. The Town of Marana encourages a street plan that provides rear access parking, either from an alley located behind lots running parallel to the public street, or from a parking court that serves a specified group of dwellings. The planning director, in consultation with the subdivision engineer, shall provide guidelines for alleys and parking courts.

**WHAT NOT TO DO:**
**Unattractive, "oversized", "linear" parking lots**

[Paragraph 4, Small Lot Option, was deleted by Marana Ordinance No. 2007.34.]

**WHAT NOT TO DO:**
**Sprawl! Sameness over and over…**

5. Multi-story dwellings. An alternative neighborhood design plan may request subdivisions where multi-story dwellings exceed 50%. An alternative residential design plan per Section 8.06.09 shall be required.

**WHAT NOT TO DO:**
**The same two-story pattern over and over.**

### 8.06.07 Residential Design Plan Submittal

A. Plan required. A property owner shall submit a residential design plan prior to applying for a building permit.

B. Submittal process. The applicant shall submit all documents, exhibits, including building elevations, as required by the Town of Marana. The applicant shall provide additional information or other relevant material that the planning director believes is reasonable and necessary to evaluate, analyze, and understand the application.

C. Review process. The planning director or designee shall review residential design plans according to the standards of Sections 8.06.08 or 8.06.09.

### 8.06.08 Residential Design Plan Basic Standards

A. Architectural Standards.

1. Multi-story development.

a. Not more than 50% of the lots in a subdivision may contain multi-story dwellings.

b. All multi-story houses must display four-sided architecture, except where a wall is on a lot line.

2. Garage layout. Not more than 40% of the lots in a subdivision, nor more than three lots in a row, nor more than 50% of the lots along a single side of a street from one intersection to the next intersection shall have garages flush with or that project in front of the livable space of the dwelling. A cul-de-sac or “eyebrow” shall be considered an intersection. Where a front porch or courtyard extends five feet or more in front of a garage the garage shall not be considered to be flush or projecting.

**WHAT NOT TO DO:**
**Incorporate the same car oriented, garage dominate condition along the neighborhood street scene.**

3. Color. Color schemes other than a dwelling's trim color shall not exceed a light reflectivity value of 50 %. The residential design plan shall include a color palette that ensures variety along the streetscape and within the neighborhood. The plan shall describe how the color palette will be implemented.

4. Front Dwelling Facade. The residential design plan shall incorporate a range of details and massing conditions for each dwelling that, when placed together, will provide an attractive, unique street scene. Each front dwelling façade on any residential street shall include at least three of the following design features, or shall present an alternative that achieves the intent of these regulations:

a. Varied roof line, wherein elements of the dwelling display different heights, or where roof design changes more than two planes or directions.

b. Windows recessed at least two inches from the building wall, or casement windows.

c. Bay window or other similar projection or a front façade that displays a contrasting building material, including, but not limited to, stone, brick, or tile.

d Front porches or courtyards fifty square feet or larger that project five feet or more from the dwelling façade.

e. Recessed or projecting balconies of three feet or more.

f. Garages entered from a side street crossing a side lot line of the lot or a side entry garage located perpendicular to the

front façade of the dwelling. The wall of the garage facing a street shall include at least one window.

g. Front entry garages recessed seven feet or more from the livable area of the dwelling.

h. Rear entry garages from an alley or parking court, where there is an approved alternative neighborhood design plan.

5. Corner lots, lots adjacent to a park, or lots separated by an easement or common area. Where a house is located on a corner lot, is adjacent to a park, or where two lots are separated by an easement or common area, the house on such lots shall display four-sided architecture except where a wall is on a lot line.

B. Individual Lot Landscaping.

1. An individual lot shall contain a minimum of one tree planted in the front yard.

2. Where drainage permits, landscaping shall be required within adjoining side yards between two adjacent dwellings.

3. All trees and plants shall meet Arizona Nursery Association minimum guidelines for caliper and size and shall conform to the Town of Marana approved plant list.

4. All screen walls enclosing individual side and rear lots shall be uniform throughout the subdivision and shall be designed to incorporate color or contrasting materials or design elements. No uncolored grey block shall be allowed. View fencing may be required in certain locations where houses back onto natural features or other amenities, but shall not be permitted where backs of houses are visible from public streets.

5. Air conditioners, pool equipment, or other mechanical equipment shall be fully screened from view by a screen wall.

C. Lots adjoining major roads, collectors or arterials.

1. Lots adjoining arterial or collector streets. Any house located adjoining an arterial or collector street shall display four-sided architecture; no adjacent houses may display the same rear elevation.

2. Multi-story dwellings. Multi-story dwellings shall be prohibited on those lots along the edge of a subdivision where adjoining existing lots have one-story dwellings. This provision shall not apply to subdivisions located adjoining each other within a master planned community approved under a common rezoning

D. Building materials. Materials may include stucco, brick, adobe, rock, flagstone, wood, metal, and other similar distinct materials. Where metal is used, including window shades, it shall be treated so that its light reflective value does not exceed 50%.

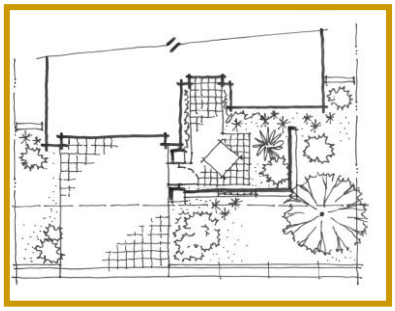
E. Architectural variety.

1. For subdivisions with 30 lots or more, the residential design plan shall include at least four different base models with three different front elevations per model; the number of elevations per model may be reduced to two if the residential design plan provides five or more models. For subdivisions with fewer than 30 lots, the residential design plan shall include at least two different base models with two elevations per model.

2. For subdivisions with 30 lots or more no front elevation may be repeated more than one house in every five along a single side of a street. For subdivisions with fewer than 30 lots no two houses shall display the same elevation.

3. The base color of a house may be repeated no more than one house in every three along a single side of a street.

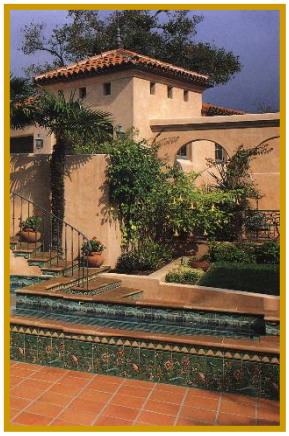
**8.06.09 Alternative Residential Design Plan**



A. Alternative residential plan. An alternative residential design plan is required when an alternative neighborhood design plan requests the small lot option or multi-story dwellings for more than 50% but no more than 60% of the subdivision. [Editor's note: The small lot option was deleted by Marana Ordinance No. 2007.34.]

B. If both options are requested, subdivisions of 50 or more units must provide 250 square feet of private open space per residential unit.

C. Architectural Standards.

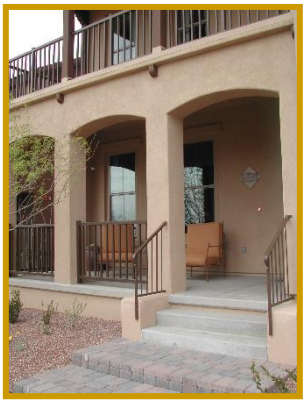


1. Color. Color schemes other than a dwelling's trim color shall not exceed a light reflectivity value of 50 %.

2. Front Dwelling Facade. The front dwelling façade shall include:

a. Varied roof line, wherein elements of the dwelling display different heights, or where roof design changes more than two planes or directions; or where adjacent houses display different heights or different roof styles.

b. Windows recessed at least two inches from the building wall, or casement windows, or bay windows or other similar projection as a structural element.



3. Front porches. At least 50% of all dwellings in a subdivision shall include front porches or courtyards fifty square feet or larger that project five feet or more from the dwelling façade.

4. Front entry garages.

a. Where front entry garages are used, not more than 25% of those garages may be flush with or project in front of the livable space of the dwelling. Where a front porch or courtyard extends five feet or more in front of a garage the garage shall not be considered to be flush or projecting.

b. Garages that are not flush with or do not project in front of the livable space of the dwelling shall be set back at least seven feet from the livable space of the dwelling.

5. Side entry garages. Garages entered from a side street crossing a side lot line of the lot or a side entry garage located perpendicular to the front façade of the dwelling. The wall of the garage facing a street shall include a window or other architectural detail.

6. Rear entry garages. Rear entry garages where access is taken from an alley or parking court may be used, in accordance with an approved alternative neighborhood design plan.

7. Corner lots. Where a house is located on a corner lot it shall display four-sided architecture except where a wall is on a lot line.

D. Individual Lot Landscaping.

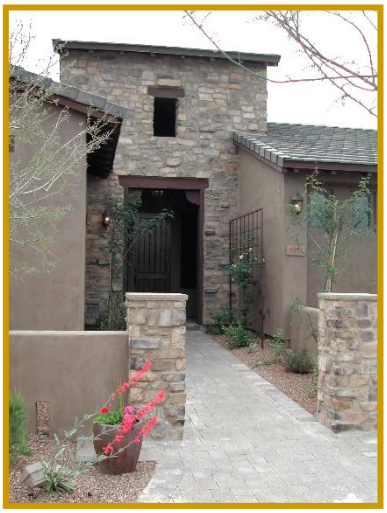
1. An individual lot shall contain a minimum of one tree planted in the front yard.

2. Where drainage permits, landscaping shall be required within adjoining side yards between two adjacent dwellings.

3. All trees and plants shall meet Arizona Nursery Association minimum guidelines for caliper and size and shall conform to the Town of Marana approved plant list.

4. All screen walls enclosing individual side and rear lots shall be uniform throughout the subdivision and shall be designed to incorporate color, or contrasting materials or design elements. No uncolored grey block shall be allowed. View fencing may be required in certain locations.

5. Air conditioners, pool equipment, or other mechanical equipment shall be fully screened from view by a screen wall.



E. Lots adjoining major roads, collectors or arterials.

1. All lots adjoining arterial or collector streets. Any house located adjoining an arterial or collector street shall display four-sided architecture except where a wall is on a lot line.

2. Multi-story dwellings. Multi-story dwellings shall be prohibited on those lots along the edge of a subdivision where adjoining existing lots have one-story dwellings along that edge. This provision shall not apply to subdivisions located adjoining each other within a master planned community approved under a common rezoning.

E. Building materials. Materials may include stucco, brick, adobe, rock, flagstone, wood, metal, and other similar distinct materials. Where metal is used, including window shades, it shall be treated so that its light reflective value does not exceed 50%.

F. Architectural variety.

1. For subdivisions with 30 lots or more, the residential design plan shall include at least four different base models with three different front elevations per model; the number of elevations per model may be reduced to two if the residential design plan provides five or more models. For subdivisions with fewer than 30 lots, the residential design plan shall include at least two different base models with two elevations per model.

2. For subdivisions with 30 lots or more no front elevation may be repeated more than one house in every five along a single side of a street. For subdivisions with fewer than 30 lots no two houses shall display the same elevation.

3. The base color of a house may be repeated no more than one house in every three along a single side of a street.

**8.06.10 Setback, Lot Coverage and, Building Height Modifications**

The planning director may approve the following modifications in conjunction with a basic residential design plan in order to achieve the purpose of this ordinance.

A. Setbacks. Setbacks shall adhere to the requirements of Title 5, Zoning, except for the following:

1. Front setback.

a. Front entry garages. Where front entry garages are recessed ten feet or more from the livable portion of the dwelling, front setbacks may be reduced to ten feet.

b. Side entry garages. Where a side entry garage is located perpendicular to the front façade of the dwelling, the front setback may be reduced to five feet. However, the driveway must provide a 20-foot space to accommodate a parked vehicle without blocking the sidewalk or a driveway less than eight feet, so that a vehicle must be parked in the garage to avoid blocking the sidewalk. The garage wall facing the street must have at least one window or other architectural detail.

c. Front porches or courtyards. Front setbacks may be reduced to five feet. However, the driveway must provide a 20-foot space to accommodate a parked vehicle without blocking the sidewalk or a driveway less than eight feet, so that a vehicle must be parked in the garage to avoid blocking the sidewalk.

2. Side setback. Side setbacks may be reduced for zero lot-line or z-lot siting of dwelling units on individual lots, providing there shall be a three foot access easement on the adjacent property.

3. Rear setback.

a. Front entry garages. Where front entry garages are recessed ten feet or more from the livable portion of the dwelling, the rear setback may be reduced to five feet.

b. Rear entry garages. Where there are rear entry garages, the dwelling area rear setback may be reduced to five feet. Parked cars shall not block alley access.

B. Lot coverage. Where a garage is recessed ten feet or more from the livable portion of the dwelling, or where there is a rear entry garages, lot coverage may be increased to 55% of the lot.

C. Height. Building height may be increased to 30 feet to meet the design objectives of a residential design plan.

# 08.07 Commercial Design Standards

## 08.07.01 General Intent

The purpose of these commercial design standards is to establish clear design and development standards for commercial development that promote high-quality, attractive development that is compatible with the town's General Plan principles and policies. Furthermore, the standards are intended to:

1. Encourage consistency in the quality of commercial development within the town;
2. Establish a set of baseline review criteria for commercial projects (both new development and renovation of existing centers) that provide consistency for town staff, elected officials, and the development community;
3. Foster a more creative approach to commercial development in the town;
4. To serve as the foundation for the development of future commercially-oriented specific plans;
5. Assure the fair and consistent application of the town's design objectives for commercial projects; and
6. Ensure that commercial development is functional and safe.

## 08.07.02 Applicability

These standards will be applied to all new commercial development, unless the development is part of a specific plan governed by commercial design standards or guidelines tailored to that plan. If a new specific plan will be established for a particular property, these commercial design standards shall serve as the "baseline" for the development of any commercial standards or guidelines to be incorporated into the plan. In addition, the standards will be applied to:

1. An addition or major renovation, addition, or retrofit of an existing commercial center where the total square footage of the proposed addition is greater than fifty percent (50%) of the total square footage of the existing principal structure or that exceeds fifty percent (50%) of the current appraised value of the renovated or retrofitted structure or the entire site as established by Pima County or a acceptable current appraisal of the property. Major rehabilitation shall not include routine maintenance and repair of a structure or other feature within the commercial center, such as roof replacement or general repairs to a parking area or other non-structural site feature.

# 08.07.03 Commercial Design Standards

## A. Site Planning

### 1. Site Layout and Building Orientation

#### a) Intent

1. To ensure that the organization of commercial centers helps to define primary street frontages and development entrances, and to establish a more compact, pedestrian-friendly pattern of development.
2. To encourage a less engineered, more naturalized approach to the treatment of washes, drainage basins, and other natural features in commercial developments.

#### b) Design Standards

***(1) General***

(a) Commercial buildings should be oriented with the primary building entrance facing the primary public street, unless topographical or other site features make such orientation infeasible.

(b) The layout of large, commercial developments shall be designed to break the site into a series of smaller “blocks” defined by pad site buildings, pedestrian walkways, streets or other vehicular circulation routes.

***(2) Building Relationships and Orientation:***

(a) Buildings within multi-building centers shall be arranged and grouped so that their primary orientation complements one another and adjacent, existing development and either:

(i) Frames the corner of an adjacent street intersection or entry point to the development;

(ii) Frames and encloses a "main street" pedestrian and/or vehicle access corridor within the development site;

(iii) Frames and encloses on at least two sides parking areas, public spaces, or other site amenities; or

(iv) Frames and encloses outdoor dining or gathering spaces for pedestrians between buildings.

***(3) Washes/Natural Features***

(a) To the maximum extent practicable, washes with significant quality vegetation or other significant natural features shall be incorporated into the overall design and layout of a development as visual and functional amenities (e.g., naturalized drainages, pedestrian connections), rather than being piped and placed underground.

**2. Circulation and Access**

**a) Intent**

1. To provide safe, efficient, and convenient vehicular and pedestrian access and circulation patterns within and between developments;
2. To preserve the efficiency of arterial roadways as additional development occurs; and
3. To ensure that service areas (delivery, trash, and loading facilities) are located and sized so as to function without impeding regular vehicular and pedestrian circulation and access routes.

**b) Design Standards**

***(1) Preliminary Site Plan Requirements***

(a) In addition to site plan requirements outlined in the Land Development Code, the following shall be illustrated:

(i) Vehicular circulation and access;

(ii) Pedestrian circulation and access, including location and treatment of entrances from the adjacent roadways;

(iii) Stacking capacity of drive-thru lanes;

(iv) Location and access to trash receptacles;

(v) Loading and delivery circulation and access; and

(vi) Building layout and orientation.

***(2) Vehicular Circulation and Access***

(a) Vehicular connections shall be provided from a development site to adjoining roadways or circulation routes on adjacent properties to allow convenient access to multiple businesses and to help reduce the overall number of access points on arterial roadways.

(b) Circulation patterns for drive-thru facilities shall be designed to accommodate the stacking of vehicles without interfering with the movement of vehicles or pedestrians on primary circulator routes.

(c) To the maximum extent practicable, drive aisles shall utilize a two-way traffic circulation pattern unless buildings are configured in a “Main Street”

pattern that can efficiently accommodate on-street parking, a one-way traffic flow, or other alternative circulation pattern

(d) The preferred parking design shall be 90-degree parking stalls, with two way traffic.

***(3) Loading, Trash Receptacle, and Delivery Area Circulation and Access***

(a) Loading and delivery facilities shall be separated and screened from customer parking, pedestrian areas, and main drive aisles and located away from major roadways and to the maximum extent practicable adjacent residential areas

(b) Developments that include fuel dispensing facilities shall delineate the delivery vehicle radius to safely deliver the fuel without conflicting with the operation of the facilities. .

(c) On smaller sites, where separate facilities may not be feasible (e.g., gas station), a Circulation and Access Plan must demonstrate that loading and unloading of goods and trash receptacles may be accomplished without disrupting primary vehicular access and circulation.

*A continuous network of on-site pedestrian walkways shall be provided to allow for direct access and connections between on-site uses, as well as connections to adjoining sites.*

***(4) Pedestrian Circulation and Access***

(a) All sidewalks and pedestrian walkways shall be a minimum of 6 feet in width. Where sidewalks are adjacent to parking overhangs a minimum of 8 feet is required.

(b) A continuous network of on-site pedestrian walkways shall be provided to allow for direct access and connections to and between the following:

(i) The primary entrance or entrances to each commercial building on the site, including pad site buildings;

(ii) Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the commercial development;

(iii) Public sidewalk along the perimeter streets adjacent to the commercial development;

(iv) Where practicable and appropriate, adjacent land uses and developments, including but not limited to adjacent residential developments, retail shopping centers, office buildings, or restaurants; and

(v) Where practicable and appropriate, any adjacent public park, greenway, or other public or civic use including but not limited to: schools, places of worship, public recreational facilities, or government offices.

(c) On-site pedestrian walkways shall not "dead-end" without a logical connection.

(d) At each point that a designated on-site pedestrian walkway crosses a parking lot, street, or driveway, the walkway shall be clearly visible to pedestrians and motorists through the use of two or more of the following delineation methods:

(i) A change in paving material or paving color;

(ii) A change in paving height;

(iii) Decorative bollards;

(iv) A painted crosswalk;

(v) Signage; or

(vi) A raised median walkway buffered by landscaping.

**3. Pedestrian Amenities and Refuge Areas**

**a) Intent**

1. To provide opportunities for outdoor patio dining, plazas, and other outdoor gathering spaces that encourage pedestrian activity within commercial developments.
2. To provide opportunities for pedestrians to seek refuge from the harsh desert elements.
3. To provide convenient "comfort stations" in large commercial developments.

**b) Design Standards**

***(1) Outdoor Gathering Spaces***

(a) The incorporation of plazas, pocket parks, patio dining spaces, and other outdoor gathering spaces is strongly encouraged for all

commercial development, particularly in large, multi-building developments.

(b) Developments that incorporate outdoor gathering spaces shall be eligible for the following incentives:

(i) For each 2,000 square feet of dedicated outdoor dining space, a 2-foot reduction in the required perimeter landscape buffer may be granted;

(ii) For each 8,000 square feet of dedicated plaza, pocket park or similar outdoor gathering space, a 5 foot reduction in perimeter landscape buffer may be granted.

(c) Incentives shall be evaluated in conjunction with parking lot screening alternatives to evaluate eligible level of credit. The following limitations shall apply:

(i) Cumulative credits shall not exceed a 10-foot reduction in the required perimeter buffer or reduce the buffer to less than 50-percent of the required buffer;

(ii) Reductions may not be granted where the reduction in perimeter landscape buffer would occur adjacent to a separate residential area.

(d) Outdoor gathering spaces shall be integrated as part of the overall design of the center and shall be located within close proximity of anchor tenants, transit stops (if applicable), or attached to the building that they are intended to serve.

(e) Single-tenant or in-line centers with a limited site area shall incorporate outdoor gathering spaces by expanding pedestrian walkways along the front or side of the building, to the maximum extent practicable. A minimum of 4 feet in depth shall be dedicated for the outdoor gathering space to maintain clear circulation for pass-through pedestrian traffic.

*Attractive for commerc seating, sha*

*Creative use of sidewalk in front of an in-line commercial center to provide protected outdoor dining space with limited space.*

(f) Outdoor gathering spaces shall incorporate a variety of pedestrian-scaled features such as:

(i) Bollards;

(ii) Tables and chairs;

(iii) Benches;

(iv) Seat walls and/or raised landscape planters;

(v) Shade trees;

(vi) "Comfort Station" (restrooms), trash receptacles;

(vii) Pots or hanging baskets filled with seasonal plant material;

(viii) Information kiosks or signage; and

(ix) Sculptures or other public art features.

(g) Shade structures (either freestanding or integrated with the building wall) shall be integrated with outdoor gathering spaces, particularly those with western or southern exposures.

(h) Outdoor gathering spaces shall have direct access to the sidewalk and pedestrian walkway network.

***(2) Pedestrian Refuge Areas***

(a) To the maximum extent practicable, primary pedestrian circulation routes shall be anchored by special design features that establish them as pedestrian refuge areas—or areas where pedestrians are physically separated from the flow of vehicular traffic and/or are protected from the desert elements. Appropriate design features may include, but shall not be limited to the following:

(i) Arcades, porticos, shade trees or other shade structures;

(ii) Pedestrian light features and information kiosks,

(iii) Bollards,

(iv) Seat walls or benches;

(v) Landscape planters, and

(vi) Other urban design elements, including public art.

*Major primary pedestrian circulation routes clearly delineated through the use of landscaping and shade structures.*

(b) Design features used to create pedestrian refuge areas shall be constructed of materials that are similar in quality and consistent with the overall architectural character of the center.

**4. Cart Storage Areas**

**a) Intent**

1. To ensure that cart storage areas are located and designed so as to minimize conflicts with primary drive aisles, parking areas, and pedestrian walkways.
2. To ensure that the appearance of cart storage areas is consistent with the overall theme of the development in terms of their materials, color, and design character.
3. Shopping cart corrals shall be distributed though-out the development to provide reasonable access for the customers.

**b) Design Standards**

***(1) Cart Storage Areas***

(a) Where retail tenants are providing shopping carts for the customers, long-term shopping cart storage areas shall be provided within or adjacent to tenant space and shall be located behind a decorative screening wall that is at least as high as the height of the carts.

(b) Shopping cart corrals that provide short-term storage shall be designed with durable materials and design features that complement the architectural character of the center.

(c) Shopping cart corrals and storage areas shall be located so as not to encroach upon vehicular and pedestrian circulation patterns.

**5. Signage**

**a) Intent**

1. To ensure that signage for multi-tenant, or phased commercial developments is consistent with the overall character of the development in terms of its materials, design features, and scale; and
2. To reduce the visual clutter created when numerous signs are placed along arterial roadways.

**b) Design Standards**

(a) A Planned Sign Program shall be reviewed and accepted for all multi-tenant commercial developments prior to final approval. Signage Plans shall provide specifications on sign:

(i) Type;

(ii) Materials;

(iii) Height; and

(iv) Location.

(b) On-site signs shall incorporate design elements that are consistent with each other and with the overall architectural character of the development, in terms of their materials, height, and lettering style, to reinforce the visual continuity of each center.

## 6. Landscaping

### a) Intent

1. To visually soften and unify the appearance of commercial developments;
2. To define major entryways, circulation (both vehicular and pedestrian) and parking patterns to help buffer less intensive adjacent land uses; and
3. To integrate the rugged and colorful landscape character of the Sonoran Desert into the town's commercial developments.

*Landscape plans should integrate the rugged and colorful landscape character of the Sonoran Desert.*

### b) Design Standards

#### *(1) General*

(a) All landscape plans shall meet the town's adopted landscape requirements as contained in the Land Development Code in addition to the standards contained in these commercial development standards. Where conflicts arise between the two, this chapter shall take precedence.

(b) All trees and plants shall meet Arizona Nurserymen's Association minimum guidelines as to caliper and height and the Town of Marana's approved plant list.

(c) Water conservation should be an important criterion for plant material selection. Low-water plants that reflect and enhance the image of Sonoran Desert landscape shall be used.

(d) All landscaped areas shall be irrigated using an underground drip irrigation system. All landscaping shall be irrigated from a secondary, non-potable water source where available.

(e) Trees within landscaped areas should be sited and spaced to avoid conflicts with overhead light fixtures.

(f) Landscape plans shall be coordinated with above-and below-ground utilities to avoid irresolvable conflicts at the time of installation.

***(2) Interior Parking Lot Landscaping***

(a) Parking lots shall devote a minimum of 15 percent of the gross parking area including all landscaped areas within 5-feet of the perimeter of the parking area.

(b) Landscape islands shall be a minimum of 6 feet in order to protect plant materials from car overhangs and pedestrian traffic.

(c) Plant materials selected for use at the perimeter of landscape islands shall be limited to ground covers or other low-growing species that are capable of withstanding regular foot traffic.

*A minimum of 15 percent of parking lots with 30 or more spaces shall be devoted to interior parking lot landscaping.*

(d) All landscape islands shall be delineated using a 6-inch vertical curb. The use of wheel stops as a means of protecting landscape islands from vehicular contact and pedestrian traffic is ineffective and shall not be permitted as the sole protective device.

***(3) Perimeter Landscaping***

(a) Prior to any reduction a minimum landscape buffer of 20 feet is required along all rights-of-way. With the appropriate License Agreement and acceptable design up to fifty percent may be located in the right-of-way.

(b) The perimeter of all parking lots shall be screened from adjacent streets, pedestrian circulation systems, public open space, and other adjacent uses through the use of the required minimum landscape buffer above, or through the use of one of the following in combination with a reduced landscape buffer:

*Traditional perimeter landscape buffer with pedestrian walkway. Perimeter buffers may vary in width and treatment, depending upon site conditions and the type and quantify of outdoor gathering spaces that are provided within the center.*

(i) A masonry wall not less than 3 ½ feet in height in combination with a 15-foot landscape buffer;

(ii) A landscaped berm contained within a 17-foot landscape buffer;

(iii) A formal hedge a minimum of 3 ½ feet in height, consisting of a double row of shrubs planted 3 feet on center in a triangular pattern contained within a 17-foot landscape buffer; or

(iv) A formal hedge a minimum of 3 ½ feet in height, consisting of a double row of shrubs planted 3 feet on center in a triangular pattern in combination with a 10 foot landscape buffer and masonry retaining wall where a significant variation in grade exists.

(c) All buffers shall contain the following minimum plant materials for each 1500 square feet or fraction thereof: Six 15-gallon trees, fifteen 1-gallon shrubs and ten 1-gallon ground cover plants

(d) Screen walls and landscaping shall be sited so as not to block the sight lines of vehicular circulation routes as they enter, exit or pass through the site.

(e) A minimum landscape buffer of 20 feet shall be provided adjacent to the Interstate Highway10 right-of-way. No reduction is allowed.

***(4) Entryways***

(a) Commercial projects that are 10 acres or larger in size shall incorporate prominent focal points at major entrances to the center. Focal points shall be created through the use of:

(i) Gateway monuments,

(ii) Sculpture or other public art elements,

(iii) Intense concentrations of vertical landscape forms or seasonal color,

(iv) Distinctive landforms,

(v) Monument signage, or

(vi) Other features as appropriate to define entrances as visual gateways to the development.

*Commercial projects that are 10 acres or larger in size shall incorporate focal points, such as this sculpture and tree line, at major entrances to the center.*

(b) Commercial projects that are 15 acres or larger in size shall incorporate a landscaped median at major entrances to separate ingress and egress lanes and to enhance the appearance of the project gateway.

(c) All entryway focal points and landscaped medians shall be compatible with required site visibility triangles, as contained in the Land Development Code.

**7. Fencing and Walls**

**a) Intent**

1. To promote visually interesting and attractive streetscapes along the town's arterials;
2. To encourage creativity in the design of fencing and walls;
3. To ensure that fencing and walls are consistent with the character of the development they serve;
4. To protect views from Interstate-10.

**b) Design Standards**

***(1) General***

(a) Colors, materials, and forms used for fences and walls shall complement the architectural character of the primary building or overall development.

(b) The maximum length of continuous, unbroken fence or wall plane shall be 20 feet. Walls shall be articulated using a combination of the following to break up the length of longer spans:

(i) Decorative columns;

(ii) Diversity in texture and/or materials;

(iii) Offsets;

(iv) Landscape pockets; or

(v) Serpentine design; or

(vi) Similar features.

(c) Screen walls located along a primary street frontage or that are visible from Interstate-10 shall provide a higher level of design detail for visual interest.

(d) The use of chain link fencing or exposed cinder block walls is not permitted.

## B. Building Design and Character

### 1. Architectural Character

#### a) Intent

1. To encourage commercial development to incorporate design features that are unique to each center or development, yet that are evocative of Marana's farming and ranching heritage or its Sonoran Desert context.
2. To achieve a unified appearance for multi-building or phased commercial developments through the use of compatible materials, colors, and architectural character as they build out over time;
3. To ensure building materials used for commercial developments are durable and have low maintenance requirements when used in a desert environment.

*Buildings within a commercial center shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale used on the buildings.*

#### b) Design Standards

##### *(1) Unified Theme*

(a) The architectural design of buildings within a commercial center, including freestanding pad buildings, shall provide complimentary architectural styles in terms of the character, materials, texture, color, and scale used on the buildings.

(b) Buildings shall include features typical of Marana's farming and ranching heritage or desert context, such as, but not limited to:

(i) Architectural shade devices;

(ii) Low-slung buildings with a strong, horizontal orientation;

(iii) Deeply recessed windows;

(iv) Covered porches or arcades;

(v) Shed roof forms; and

(vi) The use of earthy materials, colors, and textures associated with the region.

(vii) The use of architectural accent features and/or colors for visual interest.

(c) The above standard is not intended to promote "cookie cutter" commercial development or the literal *replication* of Southwestern or ranch-style architecture; rather, it is intended to promote a creative and modern *interpretation* of vernacular architectural elements that are unique to each development and to Marana.

*All sides of a building shall incorporate architectural detailing that is compatible with the front façade. Blank walls void of architectural details (as found in the top example, above) or other variation are prohibited.*

### *(2) Four-sided Design*

(a) Although the front façade of a building is expected to be the focal point in terms of level of architectural character and features, all sides of a buildings shall incorporate architectural detailing that has a character that is consistent with the front facade. Blank walls void of architectural details or other variation are prohibited.

(b) The backs or sides of buildings that are clearly visible from an arterial roadway or from Interstate Highway 10 shall receive the most design emphasis in this regard.

### *(3) Pad Site Buildings*

(a) Pad site buildings shall incorporate materials and colors that are similar to and compatible with those used on the primary building(s) in the development or center.

(b) Themed restaurants, small retail chains, and other similar tenants may be required to adjust some aspects of their "standard" architectural model in order to meet the above standard.

***(4) Parking Structures***

(a) Parking structures shall be designed to incorporate a comparable level of architectural detailing and quality of materials as found on primary buildings on the site.

(b) To the maximum extent practicable, parking structures shall be "wrapped" with active uses, such as retail storefronts, at the street level. This is particularly important where parking structures are located adjacent to major pedestrian walkways, outdoor gathering spaces or other pedestrian-oriented spaces, or along a pedestrian-oriented "main street" within a larger development.

*Themed restaurants, small retail chains, and other similar tenants shall be required to adjust some aspects of their "standard" architectural model in order to meet the above standard.*

**2. Building Massing**

**a) Intent**

1. To add character and visual interest to the blocky building forms typical of commercial development; and
2. To break up the visual mass of large-format or "big box" retail uses and establish a more pedestrian-friendly scale at the street level and at primary entrances.

**b) Design Standards**

***(1) Building Massing***

(a) The perceived mass and scale of commercial buildings, including large-format retail uses, shall be reduced by incorporating a series of smaller design elements that are consistent with the center's architectural character. Design elements may include, but are not limited to at least 4 of the following:

(i) Variations in roof form and parapet heights;

(ii) Pronounced recesses and projections;

(iii) Wall plane off-sets;

(iv) Distinct changes in texture and color of wall surfaces;

(v) Ground level arcades and second floor galleries/balconies;

(vi) Protected and recessed entries; and

(vii) Vertical accents or focal points.

*The perceived mass and scale of commercial buildings, including large-format retail uses, shall be reduced by incorporating a series of smaller design elements that are consistent with the center's architectural character, as illustrated by the use of awnings, varied roof forms and heights, above.*

(b) In-line commercial centers or building walls that exceed 100 feet in length shall incorporate a minimum of 4 of the following elements to distinguish the modulation of individual storefronts (where applicable) and break up the appearance of lengthy wall spans:

(i) Distinct change in color;

(ii) Change in material or texture;

(iii) Change in plane of the building wall that incorporates offsets, reveals, recesses, archways, and/or projections;

(iv) Deep-set windows with mullions;

(v) Awnings or pedestrian canopies;

(vi) Ground level arcade; and/or

(vii) Window or door openings.

***(2) Primary Building Entrances***

(a) Primary building entrances shall be designed to be visually prominent and to provide shade for pedestrians. This objective shall be accomplished through the use of a combination of 2 or more of the following features at the primary building entrance:

(i) A canopy, portico, archway, arcade, or similar overhang that provides architectural interest and pedestrian protection;

(ii) Peaked roof forms;

(iii) Raised corniced parapets over the door;

(iv) Outdoor pedestrian features such as seat walls and landscaping with seasonal color or permanent landscape planters with integrated benches; and/or

*Primary building entrances shall be designed to be visually prominent and to provide shade for pedestrians, using features such as this peaked roof form, and covered walkway.*

(v) Architectural detailing such as tile work and moldings integrated into the building structure.

### *(3) Multi-Story Buildings*

(a) All multi-story buildings shall incorporate a recognizable base, middle, and top through the use of changes in material, architectural accents, or other features. Other methods for providing architectural character may be used if approved by the Planning Director.

*All multi-story buildings shall incorporate a recognizable base, middle, and top through the use of changes in materials, architectural accents, or other features.*

### *(4) Building Transparency*

(a) Large format retail uses shall devote a minimum of ten percent of the length of the front façade to windows or transparent entrances.

(b) Pad site buildings shall devote a minimum of 40 percent of the length of the front façade to windows or transparent entrances.

(c) In-line commercial centers shall devote a minimum of 50 percent of the length of each storefront module to windows or transparent entrances.

### 3. Exterior Building Materials and Colors

#### a) Intent

1. To avoid the appearance of bland, "cookie-cutter" commercial development;
2. To encourage the creative incorporation of a broad range of colors in commercial development that reflect the rich, natural tones found in Marana's Sonoran Desert context; and
3. To achieve a unified appearance for multi-building or phased commercial developments through the use of compatible materials and colors.

#### b) Design Standards

##### *(1) Permitted Materials*

(a) Materials shall be of high quality and proven durability in the harsh desert environment. Permitted materials include:

*Retail uses shall devote a percentage of their front façade to windows or transparent entrances, based on their size and configuration.*

(i) Brick;

(ii) Stone (natural or simulated);

(iii) Integrally-colored, split face or ground face concrete masonry units (CMU);

(iv) Traditional cement hardcoat stucco;

(v) Exterior Insulation and Finish Systems (EIFS);

(vi) Standing seam metal roofs;

(vii) Concrete and clay tile roofs;

(viii) Clear and tinted glass;

(ix) Mosaic tile;

(x) Wood (limited to architectural accents); and

(xi) Architectural metal.

(b) Additional materials may be considered provided they are of a comparable quality, durability, and character, as determined by town staff.

***(2) Prohibited Materials***

*Commercial developments should incorporate a broad range of colors and materials that reflect the rich natural tones found in Marana's Sonoran Desert context.*

(a) The following materials shall be prohibited:

(i) Un-textured or unarticulated tilt-up concrete panels;

(ii) Pre-fabricated steel panels(as sole material);

(iii) Corrugated metal (Corten or rust finish acceptable as an accent element);

(iv) Asphalt shingle roofs; and

(v) Mirrored or otherwise highly reflective glass.

***(3) Exterior Building and Roof Colors***

(a) Bland, monotonous color schemes comprised of variations on a beige palate shall be avoided.

(b) Each commercial development shall incorporate a distinctive color palate that reflects the rich range of colors found in Marana's Sonoran Desert context, such as:

(i) Earthy browns, sepias, and tans;

(ii) Dark reds and maroons;

(iii) Dark oranges to pinks;

(iv) Dark greens;

(v) Deep sky blues to gray-blues;

(vi) Deep purples;

(vii) Ochres, yellow-browns; or

(viii) Variations of the above colors that result from natural weathering or oxidation processes (rusts, grays, etc.).

***(4) Metal Finishes***

(a) The use of metals shall be limited to paints and coatings within the color range described above or natural finishes which derive their character from weathering and oxidation.

(b) No bright or highly reflective metal finishes shall be allowed on any exterior building material or building element other than for accent materials that enhance, but do not dominate the architectural character.

**08.08 [Reserved]**

[See reviser's note at the beginning of this Title]